

Daly Street Redevelopment – Project Brief



Purpose of the Project Brief

- **Set out the proposed Redevelopment Project scope and objectives**
- **Demonstrates alignment of the Project with the Council's objectives to make the city centre more accessible, attractive and welcoming and to support investment by third parties leading to urban revitalisation.**



Context

- Council approved acquisition of land and buildings at 6-13 Daly Street in 2017 for urban renewal, redevelopment and regeneration purposes for the Promenade Project
- Acquisition was achieved, and buildings were subsequently demolished in 2024



Strategic alignment

- Daly Street redevelopment is one of the priority Initiatives identified in the Council's City Centre Framework (July 2025)
- Sustainable Growth Strategy 2025–55 (May 2025)
- Infrastructure Acceleration Fund Housing Outcomes Agreement – residential targets
- Te Wai Takamori o Te Awa Kairangi | RiverLink – contributing to the urban renewal and revitalisation of Lower Hutt's city centre objective



Change Opportunity

- Strategic location next to the proposed Riverside Park and Street Upgrades, linking in with the Te Wai Takamori o Te Awa Kairangi programme of works
- Proposed District Plan – City Centre zone with a Riverbank Precinct overlay (active river frontage)



Proposed Project

- Engage with a developer to devise an approach on how best to redevelop the site to give effect to the Council's urban regeneration aims
- Arrangement to be in compliance with the Council's statutory obligations, including under the Public Works Act 1981 and the Local Government 2002.
- Deliver the Council's vision – linking new buildings physically to the stopbank promenade and 'turning the city' to face the river and the proposed park.



Project Objectives

- Delivery of a high-quality mixed-use re-development that meets Council aspirations aligned with the City Centre Framework
- Integrate with, and complement, the Te Wai Takamori o Te Awa Kairangi works and connections with the stop bank Promenade
- Give effect to the urban renewal, redevelopment and regeneration purposes and determine the extent to which the private sector could assist in this.
- Achieve a balance between commercial considerations/price and overall outcomes/benefits
- Council compliance with its statutory obligations.
- Catalyst/exemplar site for future CBD development encouraging investment in the city centre by other entities

Patai / Questions?



Daly Street Redevelopment – Procurement Strategy



Procurement Strategy

- Sets out the recommended mechanism for procuring an arrangement with developer(s) for the development of the site and construction of mixed-use building on the site under a Development Agreement (DA)
- Recommended mechanism is to engage with developer(s) to help Council in delivering the redevelopment via a 2-stage procurement process, including an open competitive Registration of Interest (ROI) and a closed competitive Request for Proposal (RFP) process with controls on design, use, and timing of development.
- The recommendation aligns with the Council's Procurement Policy
- Sets out some potential procurement options that may be considered in the process
- Sets out key procurement risks and mitigations
- Sets out indicative procurement milestones
- Council is requested to approve necessary delegations to put the procurement process into effect

Procurement Key Milestones

Milestone	Indicative Date
Approval Project Brief and Procurement Strategy	September 2026
Procurement commencement	October 2026
Procurement completed	April 2027
Contract/s executed	July 2027
Development – design, consenting, construction, contract monitoring	From July 2027
Project completion	2031

Patai / Questions?



Next Steps

September 2026

Seek I&R committee approval of documents

From October 2026

Procurement of development partner

From April 2027

Development design, consenting, and construction

2031

All works completed



Thank you

